

EXISTING SITE DATA

PROJECT ADDRESS:
7241 MARKET ST.
PARCEL ID:
R04400-001-003-000
TOTAL TRACT AREA:
± 30.84 AC
SUP AREA:
± 15.6 AC
ZONING DISTRICT:
B-2
LAND CLASSIFICATION:
URBAN & GENERAL RES.
OWNER INFORMATION:
COSWALD, LLC.
1030 E. WENDOVER AVE.
GREENSBORO, NC 27405

DEVELOPMENT DATA

PROVIDED UNITS
288 UNITS
PROVIDED DENSITY
18.4 UNITS/AC
288 UNITS/15.6 AC

COMMERCIAL SF
7,466 SF TOTAL
COMBINED OFFICE/ RETAIL

BUILDING HEIGHT
(12) 3-STORY BUILDINGS
(1) 2-STORY BUILDINGS
(1) 1-STORY BUILDING

OPEN SPACE
AMENITY AREA
VILLAGE GREEN
GENERAL AREA

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REQUIRED PARKING SPACES
132 Apt. units @ 1.5/unit = 198
132 Apt. units @ 2/unit = 264
24 Studio Apts @ 1.5/unit = 36
7,466 sf office/retail @ 1/400 sf = 19

PROVIDED PARKING SPACES
Compact Spaces Provided 76
HC Spaces Provided 12
500-1,000 spaces = 2%
of provided spaces (11 required)

IMPERVIOUS AREA
BUILDING SF
SIDEWALK
PARKING/ DRIVEWAY

SITE INVENTORY NOTES

1. Soils Types: Se (Seagate fine sand), Le (Leon sand), Mu (Muville fine sand), & DO (Dorovan)
2. This property is not impacted by any AEC.
3. This site is not impacted by any recognized historic or archeological significance.
4. No cemeteries were evidenced on the site.
5. There is no evidence of jurisdictional wetlands within the proposed Special Use Permit area.
6. There is no evidence of endangered species or habitat issues on the site.
7. No portion of this property is within a Special Flood Hazard Area as evidenced on N.C. Flood Map 3720315900J, dated April 3, 2006.

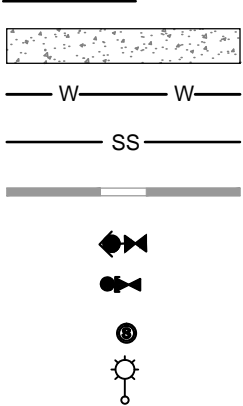
DEVELOPMENT NOTES

1. All development shall be in accordance with the New Hanover County Zoning Ordinance.
2. Project shall comply with all Federal, State & New Hanover County regulations.
3. No public R.O.W proposed. All roads/ drives to be private and maintained by H.O.A.
4. H.O.A. to maintain all open space, buffer areas, stormwater management elements and parking facilities.

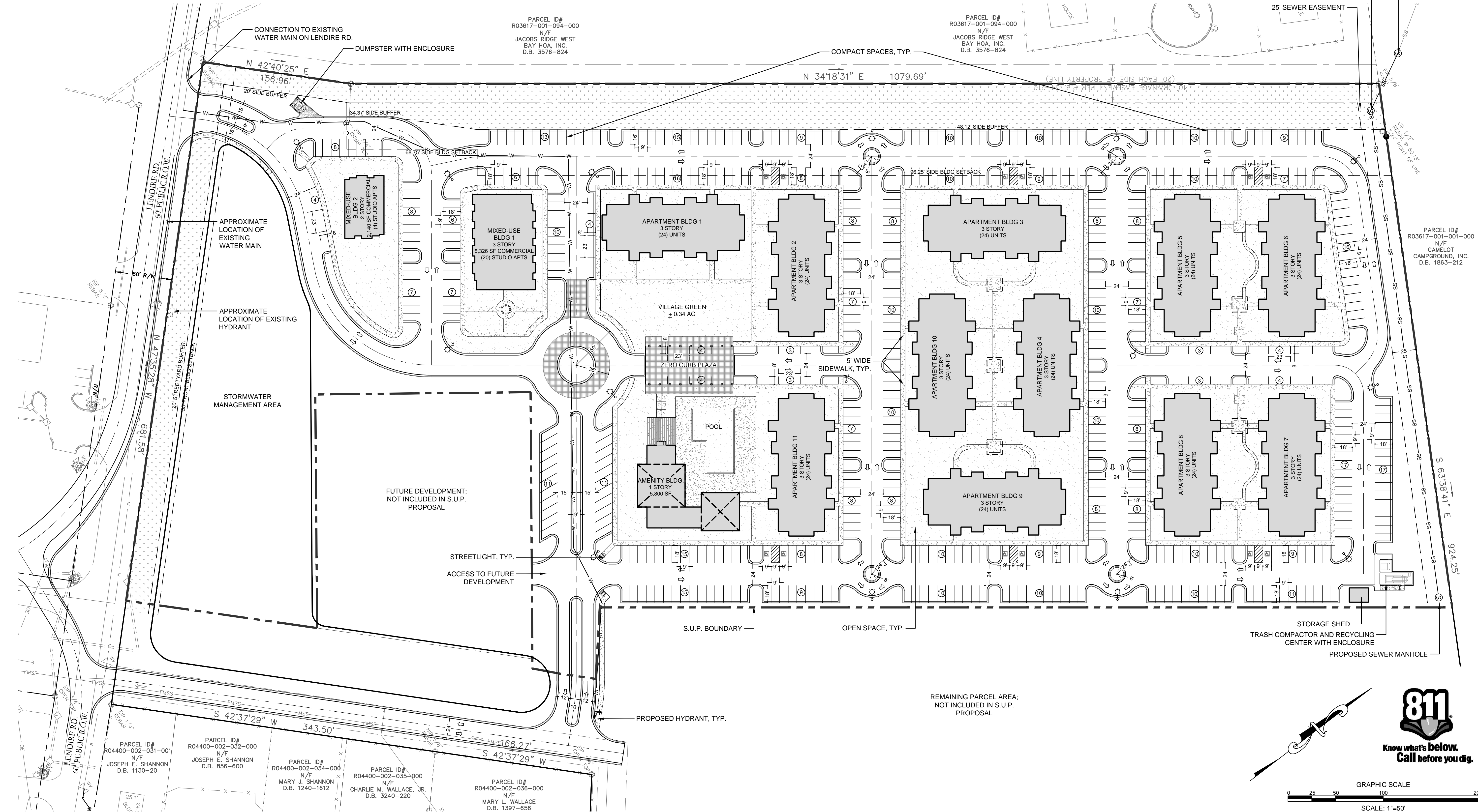
TRAFFIC AND PARKING PLAN

1. All traffic will enter and exit through either road connection located on Lendire Rd/ Middlesound Rd. extension or the stub connection to Lendire Rd, as shown. Connection to either street is subject to NCDOT approval.
2. All parking to be handled through a HOA owned/ maintained parking facility to meet the parking standards set forth in the New Hanover County Zoning Ordinance.
3. A TIA report has been submitted for review.

LEGEND



PROPOSED SIDEWALK
PROPOSED 8" WATER MAIN
PROPOSED 8" SEWER MAIN
PROPOSED STORM PIPE
PROPOSED HYDRANT
PROPOSED BLOW-OFF VALVE
PROPOSED MANHOLE
PROPOSED STREET LIGHT



REVISIONS:

CLIENT INFORMATION:

PARAMOUNT
ENGINEERING

122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SUP PRELIMINARY SITE PLAN
MIDDLE SOUND WEST
7241 MARKET STREET
NEW HANOVER COUNTY
NORTH CAROLINA

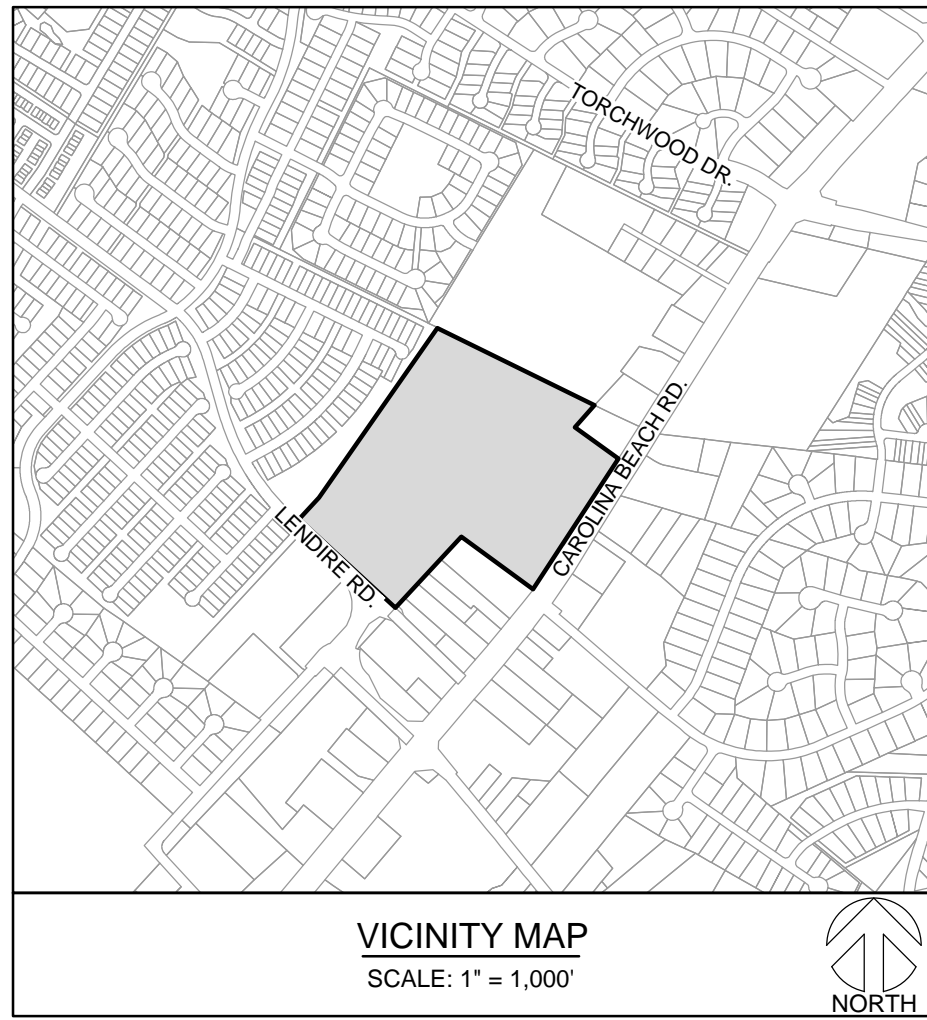
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
RELEASED FOR CONSTRUCTION

SEAL

SUP-1

PEI JOB#: 19244.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



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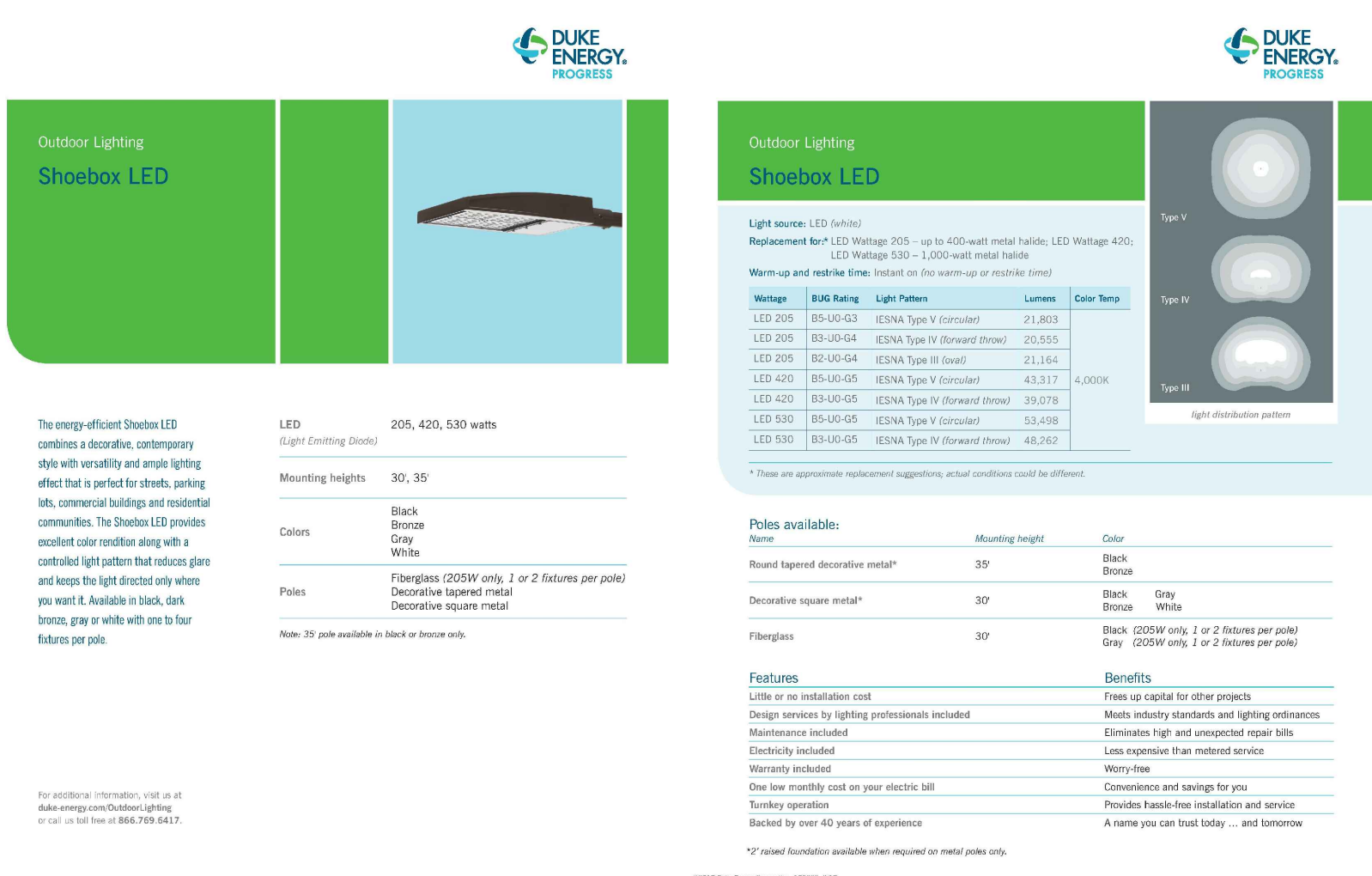
40' MAX.
35'
25'
20'

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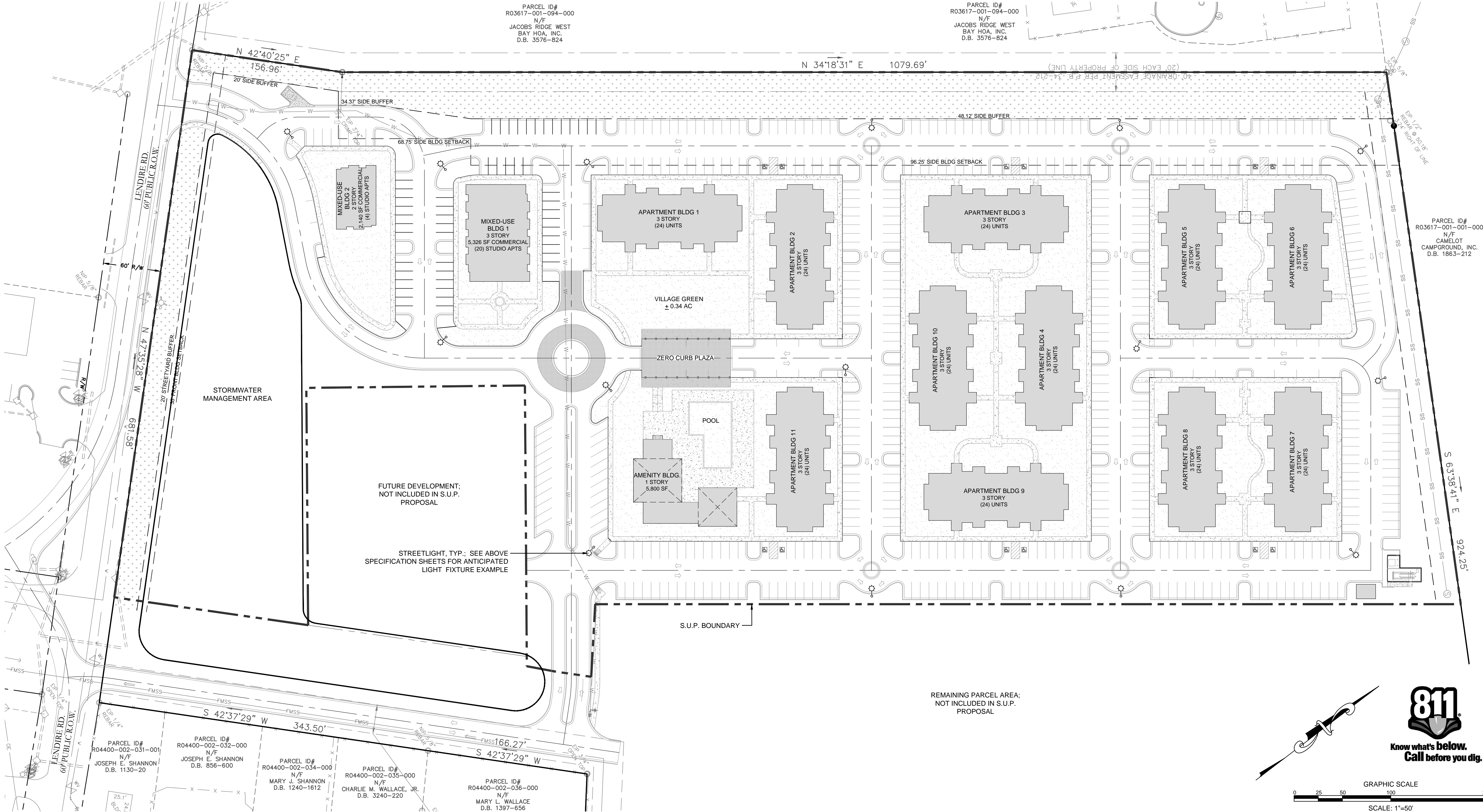
LIGHTING NOTES

- All site lighting to comply with Section 60.6 of the New Hanover County Zoning Ordinance.
- All site lighting for non-residential or multi-family uses shall be located and directed so as not to shine or reflect directly onto any adjacent residential zoning districts and/or uses.
- Complete site lighting plan to be provided by others prior to construction as necessary.



ANTICIPATED LIGHTING FIXTURE EXAMPLE

PARCEL ID#
R03617-001-094-000
N/F
JACOBS RIDGE WEST
BAY HOA, INC.
D.B. 3576-824



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PARAMOUNT ENGINEERING

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MIDDLE SOUND WEST
7241 MARKET STREET
NEW HANOVER COUNTY
NORTH CAROLINA

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RELEASED FOR CONST.

SEAL

SUP-2

PEI JOB#: 19244.PE